

## PROPERTY LOCATION

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 154 |        | HIGHLAND AVE, ARLINGTON |

## OWNERSHIP

|           |                               |       |          |   |
|-----------|-------------------------------|-------|----------|---|
| Owner 1:  | BALYOZIAN ALBERT E & MARGARET |       |          |   |
| Owner 2:  | TRS/ JLD REVOCABLE TRUST      |       |          |   |
| Owner 3:  |                               |       |          |   |
| Street 1: | 154 HIGHLAND AVENUE           |       |          |   |
| Street 2: |                               |       |          |   |
| Twn/City: | ARLINGTON                     |       |          |   |
| St/Prov:  | MA                            | Cntry | Own Occ: | Y |
| Postal:   | 02476                         |       | Type:    |   |

## PREVIOUS OWNER

|           |                                 |       |  |
|-----------|---------------------------------|-------|--|
| Owner 1:  | BALYOZIAN ALBERT E & MARGARET - |       |  |
| Owner 2:  | -                               |       |  |
| Street 1: | 154 HIGHLAND AVENUE             |       |  |
| Twn/City: | ARLINGTON                       |       |  |
| St/Prov:  | MA                              | Cntry |  |
| Postal:   | 02476                           |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2762 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 Half Bath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

[illegible]

|              |         |              |      |             |     |            |                        |  |        |         |            |  |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|------------------------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.20661 | Total SF/SM: | 9000 | Parcel LUC: | 101 | One Family | Prime NB Desc Brackett |  | Total: | 552,002 | Spl Credit |  | Total: | 552,000 |
|--------------|---------|--------------|------|-------------|-----|------------|------------------------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

**Total Parcel**

**1,125,100**

**1,125,100**

**1,125,100**



**Patriot**  
Properties Inc.

## USER DEFINED

|                |       |
|----------------|-------|
| Prior Id # 1:  | 92250 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |

### ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 4/13/2020  | REVIEWED     | DGM | D Mann  |
| 11/29/2017 | Info At Door | HS  | Hanne S |
| 1/22/2009  | Measured     | 372 | PATRIOT |
| 11/23/1999 | Mailer Sent  |     |         |
| 11/16/1999 | Measured     | 256 | PATRIOT |
| 1/1/1982   |              | CS  |         |
|            |              |     |         |
|            |              |     |         |
|            |              |     |         |

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 101                     | 9000.000  | 567,500                        | 5,600      | 552,000    | 1,125,100       |                   | 92250     |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
| Total Card              | 0.207     | 567,500                        | 5,600      | 552,000    | 1,125,100       | Entered Lot Size  | GIS Ref   |
| Total Parcel            | 0.207     | 567,500                        | 5,600      | 552,000    | 1,125,100       | Total Land:       | Insp Date |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 407.35     | /Parcel: 407.35 | Land Unit Type:   | 11/29/17  |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |                 |          |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-----------------|----------|
| 2022   | 101 | FV  | 567,500    | 5600      | 9,000.    | 552,000    | 1,125,100   |               | Year end      | 12/23/2021 | <b>PRINT</b>    |          |
| 2021   | 101 | FV  | 549,600    | 5600      | 9,000.    | 552,000    | 1,107,200   |               | Year End Roll | 12/10/2020 |                 |          |
| 2020   | 101 | FV  | 549,700    | 5600      | 10,000.   | 576,000    | 1,131,300   | 1,131,300     | Year End Roll | 12/18/2019 | 12/30/21        | 11:49:12 |
| 2019   | 101 | FV  | 406,200    | 5600      | 10,000.   | 540,000    | 951,800     | 951,800       | Year End Roll | 1/3/2019   | <b>LAST REV</b> |          |
| 2018   | 101 | FV  | 376,400    | 5600      | 10,000.   | 446,400    | 828,400     | 828,400       | Year End Roll | 12/20/2017 |                 |          |
| 2017   | 101 | FV  | 376,400    | 5600      | 10,000.   | 410,400    | 792,400     | 792,400       | Year End Roll | 1/3/2017   | 11/23/20        | 11:54:30 |
| 2016   | 101 | FV  | 376,400    | 5600      | 10,000.   | 374,400    | 756,400     | 756,400       | Year End      | 1/4/2016   | danam           |          |
| 2015   | 101 | FV  | 366,900    | 5600      | 10,000.   | 367,200    | 739,700     | 739,700       | Year End Roll | 12/11/2014 |                 |          |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V  | Tst | Verif | Notes   |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|---|
| BALYOZIAN ALBER | 75050-101 | 1    | 7/6/2020  | Convenience  | 99         | No | No  |       |   |
| BALYOZIAN ALBER | 73408-569 | 1    | 10/4/2019 | Portion-Asst | 460,000    | No | No  |       | 1000 Sq Ft of 154 Highland Ave was sold to Se |
| BALYOZIAN MAR   | 54275-546 |      | 2/9/2010  | Convenience  | 99         | No | No  |       |   |
| BALYOZIAN ALBE  | 51363-429 |      | 6/26/2008 | Family       | 99         | No | No  |       |   |
| BALYOZIAN MARGA | 51289-479 |      | 6/10/2008 | Family       | 99         | No | No  |       |   |
| BALYOZIAN ALBER | 38141-75  |      | 2/28/2003 | Family       | 99         | No | No  |       |   |
| KHACHADOORIAN M | 24000-271 |      | 12/6/1993 |              | 285,000    | No | No  | Y     |   |

## BUILDING PERMITS

[illegible]

